

THE FOLLOWING HEARING WAS DEFERRED FROM 2/25/02 TO THIS DATE:

HEARING NO. 02-2-CZ4-1 (01-409)

7-52-41
Council Area 4
Comm. Dist. 1

APPLICANT: CRESCENCIO MARTINEZ

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing residence to setback a minimum of 19.875' (25' required) from the front (east) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS requiring that no fence or wall exceed 2.5' in height when located within 10' of the edge of a driveway leading to a public right-of-way to waive same; to permit a c.b.s. and metal picket wall 6' in height along the front (east) and interior side (north and south) property lines.
- (3) NON-USE VARIANCE OF ZONING AND SUBDIVISION REGULATIONS prohibiting structures on or in the right-of-way; to waive same to permit a 6' high c.b.s. and metal picket wall within the zoned right-of-way of N.W. 47 Avenue.
- (4) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit an accessory structure (shed) to be spaced 2' (10' required) from the main structure.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a canopy type carport to setback a minimum of 1' (2' required) from the interior side (north) property line.

Plans are on file and may be examined in the Zoning Department entitled "CBS FENCE & DRIVE AS-BUILT," as prepared by Jorge E. Garcia dated 5/19/01, consisting of one (1) sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 3, Block 95 THIRD ADDITION TO CAROL CITY, according to the Plat thereof, as recorded in Plat book 65, Page 93, of the public records of Miami-Dade County, Florida.

LOCATION: 18020 N.W. 47 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 85' X 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 2/25/02 TO THIS DATE:

HEARING NO. 02-2-CZ4-2 (01-411)

32-51-41
Council Area 4
Comm. Dist. 1

APPLICANTS: ANTONIO & LYDIA HERNANDEZ

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a residence to setback a minimum of 12'6" (25' required) from the rear (west) property line and setback 2'6" (7.5' required) from the interior side (north) property line.
- (2) NON-USE VARIANCE OF SETBACK AND SPACING REGULATIONS as applied to accessory structures to permit an existing utility shed spaced 4' from the main structure (10' required) and setback 2'2" (7.5' required) from the interior side (south) property line.

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Hernandez Residence," as prepared by Francisco M. Trujillo, Architect, dated 12/5/01 and consisting of 4 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 50 of SECOND ADDITION TO CAROL CITY GARDENS, Plat book 68, Page 95.

LOCATION: 20422 N.W. 46 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.17 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

APPLICANT: GRACE BIBLEWAY APOSTOLIC CHURCH

- (1) SPECIAL EXCEPTION to permit an existing religious facility to expand onto additional property.
- (2) MODIFICATION of Condition #2 of Resolution CZAB4-6-99, passed and adopted by the Zoning Appeals Board and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Grace Bible Way-Apostolic Church,' as prepared by Walter Quintyn, Consulting Engineer, dated 4-20-98, consisting of 6 sheets. Except as herein modified:

- 2a. To include trees, at least 12' to 14' high at the time of planting, planted at 25' on center along the open space abutting the north property line of Lot 9, Block 9, and along the north, west, and south property lines of Lots 4-7, Block 1."
- 2b. To delete the back out onto the official right-of-way of N.W. 27th Avenue and to provide required back out for the one parking space."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Grace Bible Way-Apostolic,' as prepared by Pyramid Design & Development Services, dated 2/5/01 and consisting of 4 sheets."

The purpose of this request is to allow the applicant to show revised plans to expand the religious facility use onto additional property to the west.

- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit 27 parking spaces (32 previously approved) (34 required).
- (4) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit parking within 25' of an official right-of-way for N.W. 171st Street.
- (5) NON-USE VARIANCE OF LANDSCAPE REQUIREMENTS to permit a landscape buffer of 6' (7' required) on all parking lots adjacent to a right-of-way or private street; to waive same along N.W. 171st Street.
- (6) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a proposed parking space to back out onto the N.W. 27th Avenue right-of-way (not permitted).
- (7) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit a one-way driveway 10.1' wide (14' required).

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HEARING NO. 02-4-CZ4-1 (01-49)

9-52-41
Council Area 4
Comm. Dist. 1

APPLICANT: GRACE BIBLEWAY APOSTOLIC CHURCH

PAGE TWO

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 9, Block 9, MYRTLE GROVE, Plat book 53, Page 90 and Lots 1, 2 & 3, block 1, FIRST ADDITION TO GOLDEN GLADES PARK, Plat book 39, Page 58 AND PROPOSED CONNECTING STRIP: A 10' wide strip of land on a portion of N.W. 171st Street as shown in MYRTLE GROVE, Plat book 53, Page 90. The centerline of which is described as follows: beginning at the south line of Lot 9, Block 9 of said MYRTLE GROVE, 5' east of the Southwest corner of said lot 9; thence run S0°0'25"E for 25'; thence run N89°52'9"W along the centerline of said N.W. 171st Street for 70'; thence run S0°0'29"E for 25' to the Point of terminus of said centerline being on the north line of Lot 3, Block 1, FIRST ADDITION TO GOLDEN GLADES PARK, Plat book 39, Page 58 the side lines of said strip to be shortened or prolonged to meet at angle points and the boundaries of said 171st Street.

LOCATION: 17100 N.W. 27 Avenue and a parcel lying 155' west of N.W. 27 Avenue, and on the south side of N.W. 171 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.44 Acre

PRESENT ZONING: RU-1 (Single Family Residential)